

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$18.00
\$993.00 Pgs=5
ETRCO, LLC
KAREN ELLISON, RECORDER

2017-894899

02/17/2017 09:29 AM

APN# : 1320-27-002-038
RPTT \$975.00

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 086313-TEA

When Recorded Mail To:
Chris D. Nichols, Esq. Minden
Lawyers, LLC
PO Box 2860
Minden NV
89423

Mail Tax Statements to: (deeds only)
Matthew R. McKinney Rika
Kirsten McKinney
PO Box 2164
Minden NV
89423

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature


Traci Adams

Escrow Officer

Grant Bargain & Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN: 1320-27-002-038

Recording Requested By
And When Recorded Mail To:

Chris D. Nichols, Esq.
Minden Lawyers, LLC
P.O. Box 2860
Minden, NV 89423

Mail Tax Statements to:

Matthew R. McKinney
Rika Kirsten McKinney
P.O. Box 2164
Minden, NV 89423

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ 0.00/975.00

GRANT, BARGAIN, AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BENTLY ENTERPRISES, LLC, a Nevada limited liability company, ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to MATTHEW R. MCKINNEY and RIKA KIRSTEN MCKINNEY, Husband and Wife, as Joint Tenants, all of its right, title and interest in that certain real property, commonly known as, 1516 Chance Road, Gardnerville, Nevada, situate in the County of Douglas, State of Nevada, and more particularly described as follows:

Parcel 2 of PARCEL MAP LDA # 160993 for BENTLY ENTERPRISES, LLC, a Nevada limited liability company according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 2016, as Document No. 890633, Official Records, Douglas County, Nevada..

APN: 1320-27-002-038

TOGETHER WITH all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the aforementioned property.

FURTHER, TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances belonging thereto or appertaining and the reversions and remainders, rents, issues and profits thereof.

DATED this 31st day of January 2017.

BENTLY ENTERPRISES, LLC, a
Nevada limited liability company

By: *Jeff Jarboe*

Print Name: Jeff Jarboe
Its: Chief Financial Officer

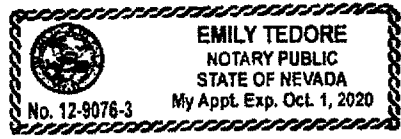
STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On January 31st, 2017, before me, Emily Tedore personally appeared JEFF JARBOE, CFO, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s) or entity(ies) upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Emily Tedore

Notary Public



BENTLY ENTERPRISES, LLC, a
Nevada limited liability company

By: [Signature]

Print Name: Brady Frey
Its: Chief Operations Officer

State of CALIFORNIA)
 : ss.
County of SAN FRANCISCO)

On _____, 2016, before me,
_____, a Notary Public, personally appeared BRADY FREY, personally
known to me or proven to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument, and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of
which the person acted, executed the instrument.

I declare under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal.

See attached

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of

On FEBRUARY 13, 2017 before me, Yvette Marie Conde, Notary Public, personally appeared BARRY J. FREY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE



(SEAL)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-27-002-038

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'l/Ind'l
 g) Agricultural
 h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due: \$975.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity CEO
 Signature [Signature] Capacity CEO

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Bently Enterprises, LLC, a Nevada limited liability company
 Address: 1597 Esmeralda Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Matthew R. McKinney and Rika Kirsten McKinney
 Address: P.O. Box 2164
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 086313-TEA